

AGENDA
MAY 21, 2007

PORTLAND MUNICIPAL-REGIONAL PLANNING COMMISSION

HON. KENNETH WILBER
MAYOR, CITY OF PORTLAND

MR. SHAWN UTLEY
CHAIRMAN, PLANNING COMMISSION

The Portland Municipal-Regional Planning Commission will meet on Monday, May 21, 2007 at 7:00 PM in the City Council Chambers of City Hall located at 100 S. Russell Street, Portland, Tennessee, 37148. Items listed on the agenda are as follows:

1. Roll Call.
2. Approval of the April 16, 2007 Planning Commission meeting minutes.
3. Approval of the agenda.
4. Resolution of Acceptance – None at this time
5. Subdivision & Site Plan Bonds - None at this time
6. Minor Subdivision(s):

Public Business:

7. **105 Knight Street – Map 33I, Group C, Parcel 17.0 - Rezoning Request-RS 40 to GCS**
Richard Graves, land surveyor and property owner representative (Philip and Angela Brown) request zone change from RS 40 (Single Family Residential) to GCS (General Commercial Services) for property located at 105 Knight Street. Subject parcel is currently a split zoned parcel; the request is to rezone the entire parcel to GCS – General Commercial Services.
8. **658 North Broadway – Map 19, Parcel 108.00 – Rezoning Request – RS 20 to GCS**
Richard Graves, land surveyor and property owner representative (Billy Perdue) requests zone change for property located at 658 North Broadway, Map 19, Parcel 108.00 from RS 20 (Single Family Residential) to GCS (General Commercial Services).
9. **Ola Bell Estates – Conceptual Plan – 7 Lots**
Richard Graves, land surveyor and property owner representative (Johnny Russell) requests conceptual plan approval for 7 lots located on Piper Road, Map 21, Parcel 10.00.
10. **Hedgefield PUD Section 1 & 2 – Preliminary Final Plat Approval – 54 Lots**
Richard Graves, land surveyor and developer representative (Hodges Group, Inc.) requests Preliminary Final Plat Approval for Hedgefield PUD Section 1 & 2 located off Payne Road, Map 34, Part of Parcel 86.00.

11. **Hedgefield PUD Section 1 & 2 – Final Plat Approval – 54 Lots**

Richard Graves, land surveyor and developer representative (Hodges Group, Inc.) requests Final Plat Approval for Hedgefield PUD Section 1 & 2 – 54 lots located off Payne Road, Map 34, Part of Parcel 86.00.

12. **Vail Crest Subdivision Section 4 – Final Plat Approval – 33 Lots**

Steve Somerville, property owner, requests Final Plat Approval for Vail Crest Section 4 - 33 lots located off of Highway 109 North, Map 16, Parcels 9.0, 4.0 & P/O 4.01.

13. **Angel Crest PUD Final Master Development Plan Approval**

Mr. Charles Collins, property owner, requests Final Master Development Plan Approval for Angel Crest PUD located off of Oakhill Drive, Map 19, Parcel 125.01.

14. **200 Challenger Drive – Thomas and Betts –Site Plan Approval**

LittleJohn Engineering Associates, property owner representative (Thomas and Betts Holdings) requests Site Plan Approval for an addition to property located at 200 Challenger Drive, Map 19, Parcel 21.02.

15. **615 Highway 52 East – Grace Tabernacle Christian Center – Site Plan Approval**

Grace Tabernacle Christian Center Trustees, Juan Rodriguez, Pastor is requesting site plan approval for property located at 615 Highway 52 East for Grace Tabernacle Christian Center.

16. **Highway 52 West – Portland Distribution Center – Site Plan Approval**

Crouch Engineering P.C., owner representative (T.W. Frierson) is requesting site plan approval for Portland Distribution Center property located off Highway 52 West, Map 35, Parcel 1.0.

17. **Existing Sites – Site Plan Requirement Ordinance**

Other Business:

18. Public Works Items Discussion

19. Discuss zoning requirements for establishments that sell liquor by the drink/packaged liquor.